

# GUILDHALL

SALES & LETTINGS



## 21 Garsdale Road

Ribbleton, Preston, PR2 6TA

Offers Over £140,000



Located in a popular residential area of Ribbleton, this well-maintained three-bedroom terraced home offers comfortable and practical living, ideal for first-time buyers, small families, or investors alike.

The property comprises a bright and spacious reception room to the front, providing a welcoming space to relax or entertain. The kitchen to the rear leads out to a private, enclosed garden – perfect for outdoor dining or enjoying some quiet time in the open air. At the front, a neat garden adds curb appeal and a sense of privacy from the road.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The layout is functional and versatile, suiting a variety of lifestyles.

The home benefits from gas central heating, double glazing, and convenient on-street parking. Situated close to local schools, shops, and transport links, this property is well positioned for easy access into Preston city centre and beyond.

Viewings are highly recommended to fully appreciate the space, comfort, and potential this lovely home has to offer.



## Ground Floor

**Kitchen 18'0" x 5'9" (5.5m x 1.77m )**

**Lounge 19'9" x 10'9" (6.02m x 3.29m )**

## First Floor

**Bedroom One 13'9" x 10'2" (4.21m x 3.12m )**

**Bedroom Two 13'7" x 9'1" (4.16m x 2.77m )**

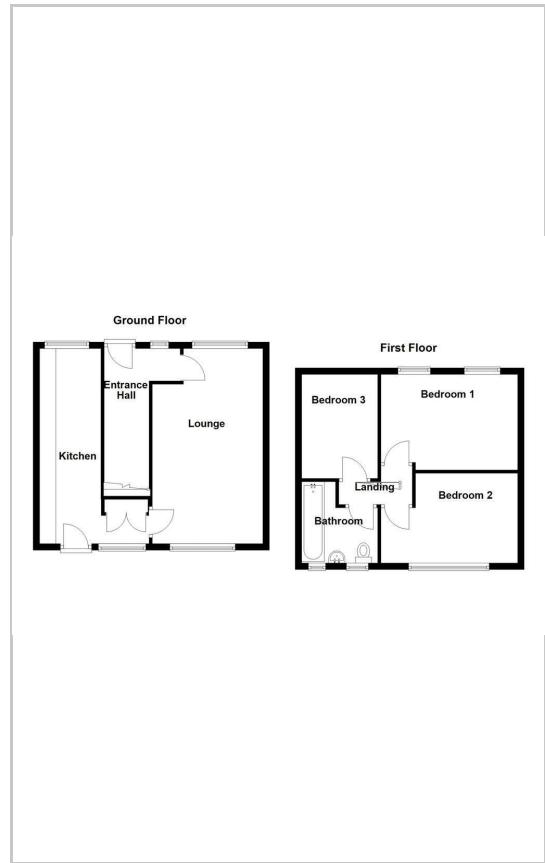
**Bedroom Three 10'10" x 6'2" (3.32m x 1.89m)**

**Bathroom 7'8" x 8'2" (2.34m x 2.51m)**

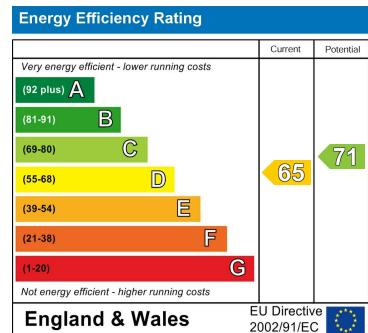
## Area Map



## Floor Plans



## Energy Efficiency Graph



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